

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: TENTATIVE DESIGNATION OF REDEVELOPER
DISPOSITION PARCEL L-23
IN THE WASHINGTON PARK URBAN RENEWAL AREA
PROJECT NO. MASS. R-24

WHEREAS, the Boston Redevelopment Authority, (hereinafter referred to as the "Authority"), has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified project; and

WHEREAS, the Urban Renewal Plan for the Washington Park Urban Renewal Area, Project No. Mass. R-24, (hereinafter referred to as the "Project Area"), has been duly reviewed and approved in full compliance with local, State and Federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, the John B. Cruz Construction Company, Inc., has expressed an interest in and has submitted a satisfactory proposal for the Development of Disposition Parcel L-23 in the Washington Park Urban Renewal Area ;and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 and 62 of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. The John B. Cruz Construction Company, Inc., be and hereby is tentatively designated as Redeveloper of Disposition Parcel L-23 in the Washington Park Urban Renewal Area subject to:

- (a) Concurrence in the proposed disposal transaction by the Department of Housing and Urban Development;
- (b) Publication of all public disclosure and issuance of all approvals required by the Massachusetts General Laws and Title I of the Housing Act of 1949, as amended;
- (c) Submission within ninety (90) days in a form satisfactory to the Authority of:
 - (i) Evidence of the availability of necessary equity funds, as needed; and
 - (ii) Evidence of firm financial commitments from banks or other lending institutions; and
 - (iii) Final Working Drawings and Specifications; and
 - (iv) Proposed development and rental schedule.

2. That disposal of Parcel L-23 by negotiation is the appropriate method of making the land available for redevelopment.

3. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable and feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.

4. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105 (E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal For H-6004).



MEMORANDUM

May 1, 1975

TO: BOSTON REDEVELOPMENT AUTHORITY

3094

FROM: ROBERT T. KENNEY

SUBJECT: TENTATIVE DESIGNATION OF DEVELOPER PARCEL L-23 WASHINGTON
PARK URBAN RENEWAL AREA MASS. PROJECT NO. R-24

The Authority is requested to tentatively designate the John B. Cruz Construction Company as developer for Parcel L-23 within the Washington Park Project Area.

The John B. Cruz Construction Company was recently tentatively designated by the Authority as developer for Parcels L-24, L-24A and L-32 which are directly across St. James Street from Parcel L-23. Due to community desire and the judgement of our Urban Design Staff to decrease the proposed dwelling unit density on Parcel L-24, L-24A and L-32, Mr. Cruz has proposed to shift 12-16 townhouse units to parcel L-23 thus reducing overall development density of his proposal.

In addition, Mass. Housing Finance Association, the proposed mortgager of both projects, has expressed a desire to see Parcel L-23 developed concurrently with Parcel L-24, L-24A and L-32 in order to eliminate potentially blighting influences in the project area.

The proposal will provide much needed low and moderate income housing at a density acceptable to the community. The proposal will conform to the goals and restrictions of the Urban Renewal Plan.

The redeveloper has employed Richard H. Wallwood as its Architect, and it will perform his own construction work. Mr. Wallwood and Mr. Cruz have previously collaborated on projects through the Authority and their work has been very satisfactory.

An MHFA commitment will be obtained upon tentative designation construction is expected to begin within 6-8 months.

An appropriate Resolution is attached.

Attachment

